
Site Address:	21 The Dale, Waterlooville, PO7 5DB		
Proposal:	Construction of single storey rear extension with flat roof.		
Application No:	APP/19/00495	Expiry Date:	15/07/2019
Applicant:	Mr Pearman		
Agent:	Mr Williams	Case Officer:	Bee Crawford
Ward:	Purbrook		
Site Visit Date:	27/06/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling and detached garage. It has a brown tiled pitched, hipped and barn hipped roof and flat roof dormers to the side (west) and elevations of white painted render and tile hanging. The site is level with open vehicular access to the front leading to a concrete drive and parking area with a low wall to the front and western boundaries and a 1.2 metre high wall and fence to the eastern boundary. The rear garden is mainly laid to lawn with patio areas and shrub borders and is enclosed by a 2 metre high wall and fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the east, a pair of two storey semi-detached dwellings are to the west and opposite and the rear garden of a property in Park Avenue is to the rear. The area is of medium density with a mixture of detached and semi-detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension with flat roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed extension is to the rear of the property and would not be visible from the public realm. The proposal has a width of approximately 4.9 metres and a depth of 4.167 which is just over one metre more than what could be built within the limits for permitted development. It has a flat roof with two roof lanterns and has a maximum height of 3.15 metres. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- (iii) Effect on neighbouring properties

- 7.4 The extension is to be built on the boundary with number 23 The Dale, providing a new party wall for this property and consequently has no side windows. The proposal could be considered to lead to a loss of light to this neighbouring property, consequently a 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the proposed extension falls outside the overshadowing zone of ground floor windows at 23 The Dale and it is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.

- 7.5 Whilst there is a door and full length window in the western elevation of the extension, it is set in 1.8 metres from the western elevation of the property which is a further 2.9 metres from the boundary with 19 The Dale. The greater part of the addition would also be screened from the neighbouring property by the existing garage and it is judged any impact on this property would not be unreasonable.
- 7.6 There are bi-fold doors in the rear elevation of the extension which is 22 metres from the rear boundary of the property and it is deemed the property to the rear is a sufficient distance away for any impact to be negligible.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be limited and acceptable on the properties immediately adjacent to and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00495 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Drg no. 1903.A.101 Block plan, Existing and proposed floor and elevations plan
Tree statement
Reason: - To ensure provision of a satisfactory development.